



EMINENCE

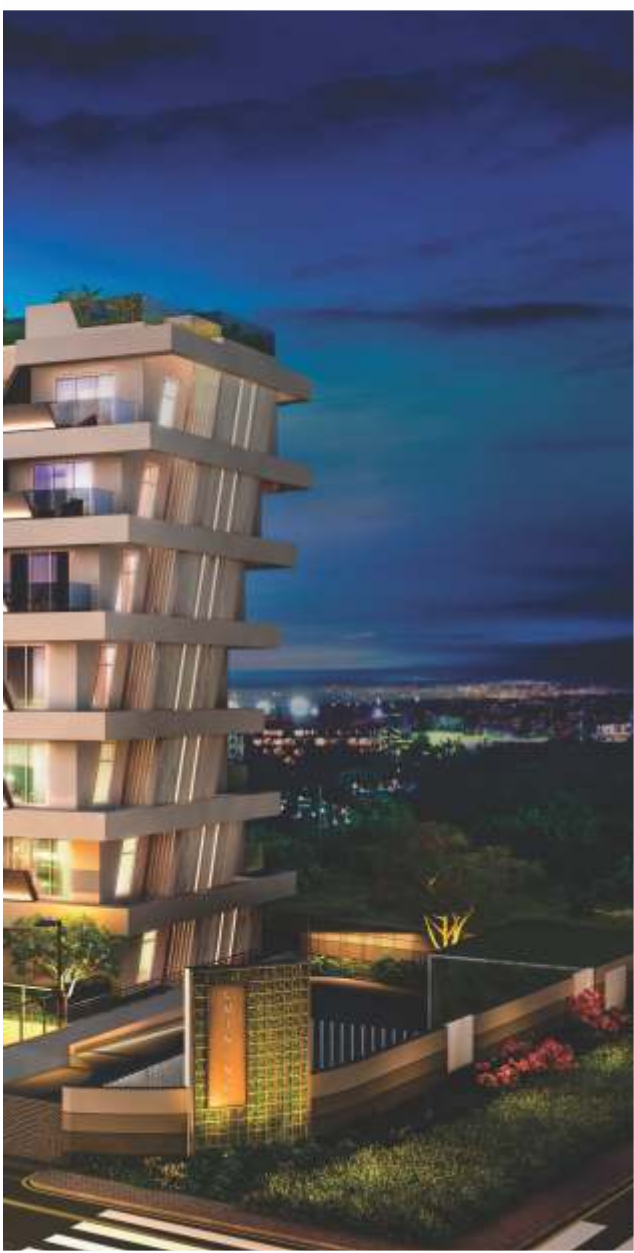
Future Preponed

3, 4 & 4.5 BHK Hivements
Viman Nagar



A BUILDING

FUTURE DEVELOPMENT



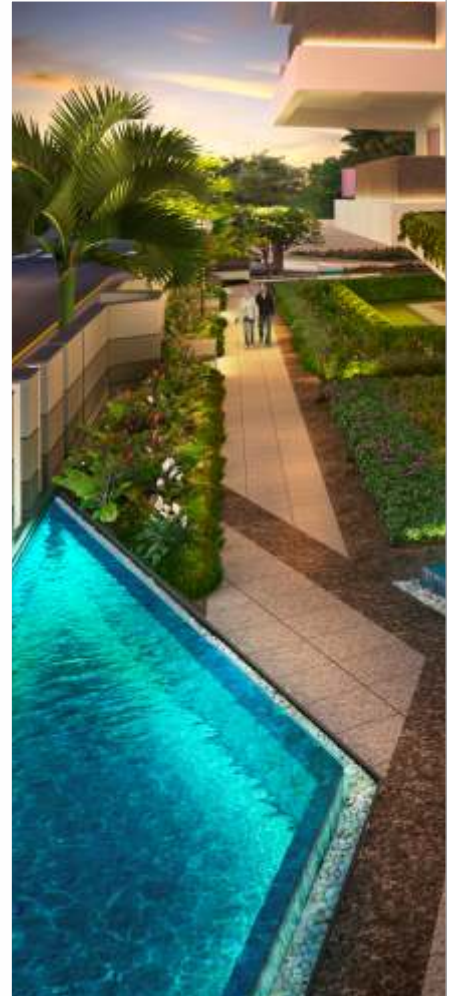
LEANING BACKWARDS, YET AHEAD OF TIMES

What do we look forward to when we have already seen all that convention has to offer? But, is this 'convention' unconquerable? And why, we wonder, must one be shackled to the known and the accepted, when the future, with all its exciting possibilities, beckons to us?

Bordering on reverence, this love for the unseen, unconventional forms the core of futuristic living. It's about being ahead of the curve, always. Because we know you don't like to lag behind. You will soon witness a showcase of futuristic thought and design, because conventional isn't just boring; it's passé.

It is not Present, Forwarded; it is Future, Preponed.

THE FUTURE HOLDS
UNTOLD DELIGHTS





FUTURISTIC ENGINEERING



Building - A First Floor Plan

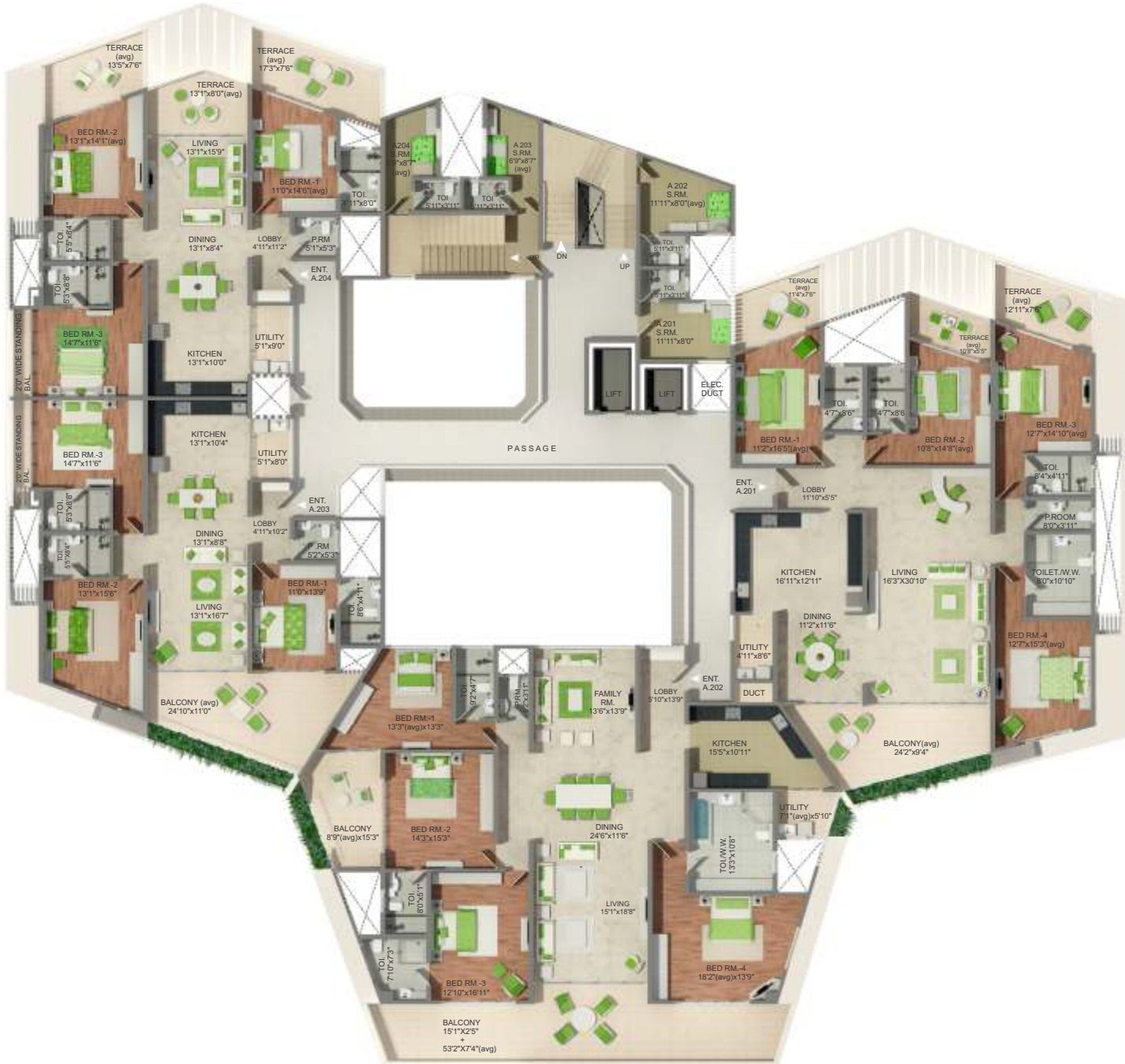


NOTE :
 ▲ Dimensions mentioned in working drawing, sanctioned plans and sales material include all plaster thickness, skirting.
 ▲ Carpet area calculation exclude external wall plaster & skirting / external wall ledge thickness and are as per RERA definition.
 ▲ Toilet layout may vary due to MEP requirements.

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA/ TERRACE GARDEN		TOTAL USABLE AREA OF FLAT INCL. BAL., TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	4 BHK WITH FAMILY	236.25	2543.00	0.00	0.00	81.07	872.64	0.00	0.00	317.32	3415.63
102	3 BHK	131.78	1418.48	6.20	66.74	65.27	702.57	0.00	0.00	203.25	2187.78
103	3 BHK	129.63	1395.34	5.86	63.08	1.90	20.45	83.39	897.61	220.78	2376.48



Building - A Second Floor Plan

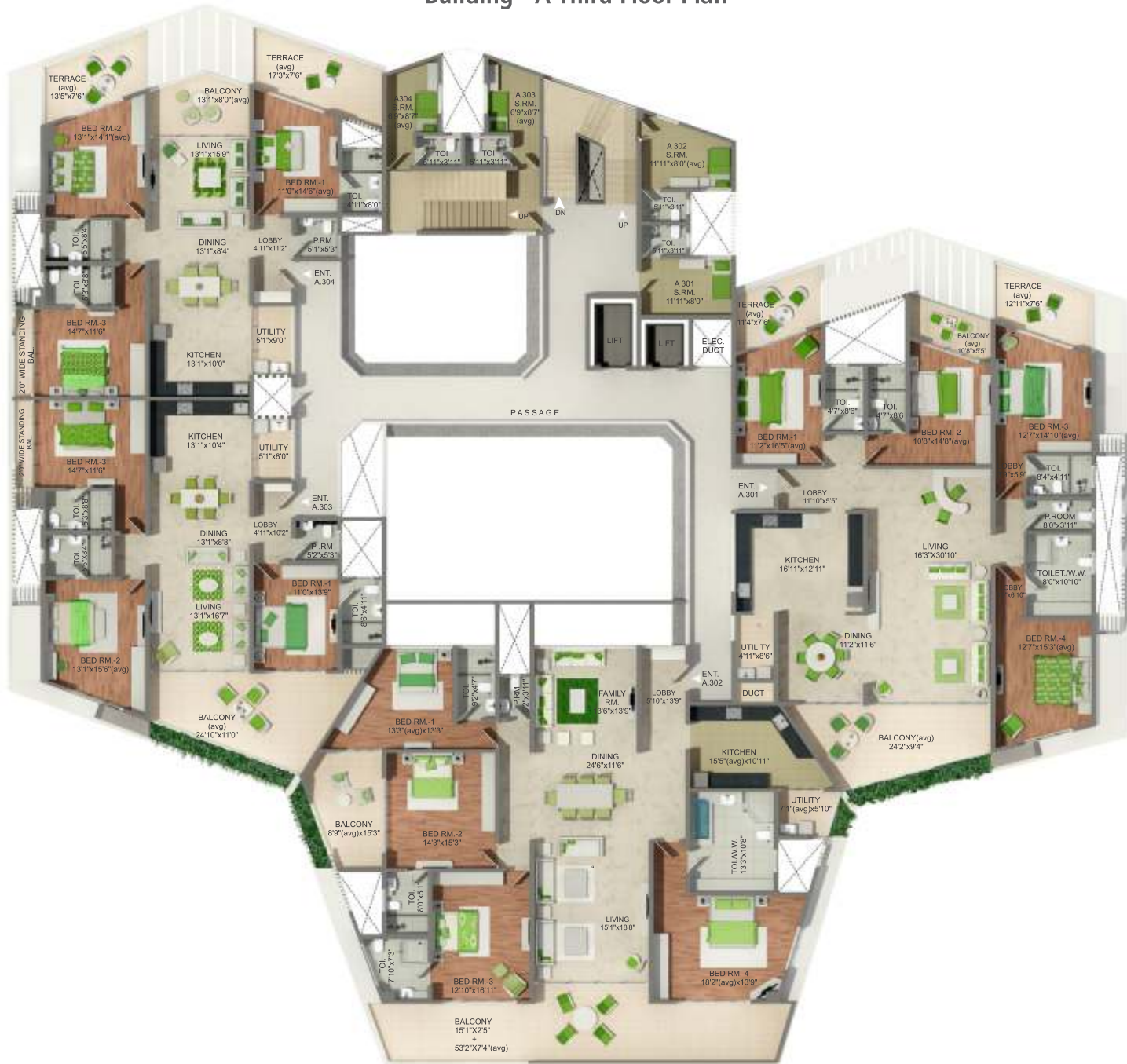


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FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA/ TERRACE GARDEN		TOTAL USABLE AREA OF FLAT INCL. BAL., TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201	4 BHK	195.16	2100.70	20.98	225.83	18.78	202.15	21.42	230.56	256.34	2759.24
202	4 BHK WITH FAMILY	235.90	2539.23	0.00	0.00	54.17	583.09	0.00	0.00	290.07	3122.31
203	3 BHK	129.63	1395.34	8.55	92.03	24.45	263.18	0.00	0.00	162.63	1750.55
204	3 BHK	124.33	1338.29	12.70	136.70	1.90	20.45	29.09	313.12	168.02	1808.57



Building - A Third Floor Plan



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 ▲ Toilet layout may vary due to MEP requirements.

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA/ TERRACE GARDEN		TOTAL USABLE AREA OF FLAT INCL. BAL., TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301	4 BHK	195.16	2100.70	20.98	225.83	23.86	256.83	16.34	175.88	256.34	2759.24
302	4 BHK WITH FAMILY	235.90	2539.23	0.00	0.00	54.17	583.09	0.00	0.00	290.07	3122.31
303	3 BHK	129.63	1395.34	8.55	92.03	24.45	263.18	0.00	0.00	162.63	1750.55
304	3 BHK	124.33	1338.29	12.70	136.70	10.31	110.98	20.58	221.52	167.92	1807.49



Building - A Fourth Floor Plan



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 ▲ Toilet layout may vary due to MEP requirements.

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA/ TERRACE GARDEN		TOTAL USABLE AREA OF FLAT INCL. BAL., TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
401	4 BHK	195.16	2100.70	19.47	209.58	18.66	200.86	5.20	55.97	238.49	2567.11
402	4 BHK WITH FAMILY	235.90	2539.23	0.00	0.00	15.22	163.83	38.95	419.26	290.07	3122.31
403	3 BHK	129.63	1395.34	8.55	92.03	19.42	209.04	5.03	54.14	162.63	1750.55
404	3 BHK	124.33	1338.29	11.17	120.23	12.88	138.64	0.00	0.00	148.38	1597.16



Building - A Fifth Floor Plan



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FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA/ TERRACE GARDEN		TOTAL USABLE AREA OF FLAT INCL. BAL., TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501	4 BHK	195.16	2100.70	20.27	218.19	18.66	200.86	13.89	149.51	247.98	2669.26
502	4 BHK WITH FAMILY	235.90	2539.23	0.00	0.00	15.22	163.83	38.95	419.26	290.07	3122.31
503	3 BHK	129.63	1395.34	9.39	101.07	19.42	209.04	14.10	151.77	172.54	1857.22
504	3 BHK	124.33	1338.29	11.17	120.23	12.88	138.64	0.00	0.00	148.38	1597.16



Building - A Sixth Floor Plan



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FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA/ TERRACE GARDEN		TOTAL USABLE AREA OF FLAT INCL. BAL., TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
601	4 BHK	195.16	2100.70	20.27	218.19	18.66	200.86	13.89	149.51	247.98	2669.26
602	4 BHK WITH FAMILY	235.90	2539.23	0.00	0.00	15.22	163.83	38.95	419.26	290.07	3122.31
603	3 BHK	130.18	1401.26	9.39	101.07	19.42	209.04	14.10	151.77	173.09	1863.14
604	3 BHK	124.33	1338.29	11.17	120.23	12.88	138.64	0.00	0.00	148.38	1597.16



Building - A Seventh Floor Plan



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FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA/ TERRACE GARDEN		TOTAL USABLE AREA OF FLAT INCL. BAL., TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
701	4 BHK	198.53	2136.98	20.27	218.19	18.66	200.86	13.89	149.51	251.35	2705.53
702	4 BHK WITH FAMILY	235.90	2539.23	0.00	0.00	15.22	163.83	38.95	419.26	290.07	3122.31
703	3 BHK	126.97	1366.71	9.39	101.07	19.42	209.04	14.10	151.77	169.88	1828.59
704	3 BHK	124.33	1338.29	11.17	120.23	12.88	138.64	0.00	0.00	148.38	1597.16



SPECIFICATIONS

FLOORING & DADO

- Marble in Lobby, Living, Dining & Family Room
- Laminated Wood Finish Flooring in all Bed Rooms
- Designer Vitrified Tiles in Toilets
- Designer Vitrified Tiles in Living/ Dining Terraces
- Ceramic tiles for kitchen dado

KITCHEN

- Branded Modular kitchen with Hob, Chimney and reticulated Gas/ Natural piped Gas connections
- Designated Utility space with provision of Sink, electrical and plumbing provision for washing Machine, Dryer, etc.

PLUMBING & WATER SUPPLY

- Glass Shower Partitions for shower areas in toilets
- Hansgrohe / kohler / Toto or equivalent CP Fittings
- Duravit / kohler or equivalent Sanitary Ware

ELECTRIFICATION & CABLING

- 100% D G backup
- Television & Telephone points in all rooms
- Legrand or equivalent modular switches

AIR CONDITIONING SYSTEM

- Daikin/ Samsung or equivalent Hi wall split air conditioning Living, Dining, Family and in all Bedrooms

DOORS & WINDOWS

- Designer Main Door with wooden frames
- Veneer & Melamine coat finished / laminated internal doors with wooden frames
- UPVC windows with acoustic DGU glass for bedroom windows

SECURITY

- Video Door Phones with Panic Switch
- Digital Rim Locks in each apartment
- CCTV for selected common areas

PAINTING

- Plastic Emulsion Paint on Internal Walls
- Water resistant Paint on External Walls

WALLS & FINISHES

- Mix of RCC shear walls and block walls
- Gypsum finished plaster for internal walls
- False ceiling in selected areas
- Sand faced plaster

AMENITIES

THE AMENITIES INCLUDED BELOW WILL BE HANDED OVER ON THE SAID POSSESSION WITH BUILDING A

BASEMENT FLOOR

- Concrete ramp for basement parking to entry and exit
- Provision for open car parking for visitors
- Provision for scooter parking
- Provision for basement storage rooms for common society usage
- Garbage separation room
- Entry and exit gate for security personnel

FIRST FLOOR

- Senior citizen seating & garden
- Large entrance lobby in each building styled with impressive interiors, landscape
- Two separate lifts with one stretcher lift and one passenger lift
- Provision of covered seating space with coffee pantry, WI-FI
- Children's play area with play equipment
- Provision of driver's dorm and toilet
- All first floor apartments are fitted with their own private gardens
- Club house with AC multipurpose hall & AC gym
- Sunken seating area in front of multipurpose hall
- Water body around club house

TERRACE FLOOR

- Open lawn on building roof tops
- Open yoga space
- Open lawn for amphitheater with screen on wall
- Jacuzzi
- Kid's pool

SECURITY & TERRACE FLOOR

- 100% DG set backup for common and private areas
- Fire escape staircase in both buildings
- Sprinklers for basement
- Fire extinguishers in the lift lobbies
- Fire hose pipe on every floor

THE AMENITIES THAT WILL BE PROVIDED ALONG WITH THE FINAL POSSESSION OF B BUILDING ARE AS FOLLOWS:

FIRST FLOOR

- Toddler's play area
- Multipurpose sports court
- Room for society administration

TERRACE FLOOR

- Swimming pool with deck
- Open lawn with seating and bar counter
- Barbeque counter and equipment



THE LOCATION

Eminence is neatly tucked into the bustling hub of Viman Nagar, Pune. Some of Pune's most exclusive schools are located just a stone's throw away and the project is conveniently close to some of the city's best shopping malls, eateries, hotels and high-end restaurants. You also have the added bonus of the airport just 5 minutes away which will keep your return on investment stable!

KEY DISTANCES

KALYANI NAGAR	4 MINS
KOREGAON PARK	7 MINS
PUNE AIRPORT	2 MINS
PHOENIX MALL	4 MINS
WESTIN	6 MINS
HYATT REGENCY	3 MINS

REGISTRATION NO-
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